

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, June 12th, 2009 at 10:30 A.M.

**SALE NO. 93**

**DEBT \$98,541.55**

By virtue of a Writ of Execution No. 416-2009, issued by HSBC Bank USA, N.A., as Indenture Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 2504-2006, there will be exposed to public sale and outcry on Friday, June 12th, 2009 at 10:30 E.S.T., in the Sheriff's Office, 200 North River Street, Wilkes Barre, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF DUPONT, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE OF RUG'S LANE, SO-CALLED, MARKING THE SOUTHWESTERLY CORNER OF A PARCEL OF SURFACE CONVEYED BY HILLSIDE COAL AND IRON COMPANY TO WOMEN'S MISSIONARY SOCIETY OF LACKAWANNA PRESBYTERY, BY DEED DATED SEPTEMBER 24, 1941, BEING ALSO THE WESTERLY CORNER OF LOT NO. 14 FRONTING ON BEAR CREEK ROAD AS SHOWN ON MAP OF SAID PENNSYLVANIA COAL COMPANY; THENCE ALONG THE REAR OR SOUTHWESTERLY LINE OF LOTS NUMBERED 14 AND 16 AND PART OF LOT NO. 18, S. 40 DEG. 19' E. 172.88' TO A POINT; THENCE BY OTHER SURFACE LANDS OF SAID PENNSYLVANIA COAL COMPANY THE FOLLOWING COURSES AND DISTANCES; S. 42 DEG. 41' W. 241.93', MORE OR LESS, TO A POINT DISTANT 300' MEASURED ON A COURSE OF N. 59 DEG. 00' W. FROM THE WESTERLY CORNER OF PARCEL OF SURFACE CONVEYED BY SAID PENNSYLVANIA COAL COMPANY TO NELLO BERRETTINI AND WIFE, BY DEED DATED JULY 18, 1962 AND NORTH 59 DEG. 00' W. 72', MORE OR LESS, TO THE EASTERLY LINE OF LITTLE MILL CREEK; THENCE NORTHERLY, ALONG THE LAST MENTIONED LINE, 235', MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF A PARCEL OF SURFACE CONVEYED BY PENNSYLVANIA COAL COMPANY TO ALEXANDER NOLLI AND WIFE, BY DEED DATED JANUARY 14, 1955; THENCE ALONG THE SOUTHERLY LINE THEREOF, N. 71 DEG. 33' E. 8334', MORE OR LESS, TO THE WESTERLY LINE OF RUG'S LANE, AFORESAID; THENCE ALONG THE SOUTHERLY TERMINUS OF SAID RUG'S LANE, N. 70 DEG. 29' E. 28.66' MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 0.98 OF AN ACRE, MORE OR LESS, BEING PART OF LOT NO. 37, SECOND DIVISION, CERTIFIED TOWNSHIP OF PITTSTON, NOW BOROUGH OF DUPONT, HERETOFORE CONVEYED TO SAID PENNSYLVANIA COAL COMPANY BY HILLSIDE COAL AND IRON COMPANY, BY DEED DATED MARCH 1, 1945 AND RECORDED IN LUZERNE COUNTY DEED BOOK 861, AT PAGE 74, BEING PART OF ITEM NO. 4 DESCRIBED HEREIN.

Seized and taken into execution as the property of Dominick Morrale at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on Monday, June 22, 2009, and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Seized and taken into execution as the property of Dominick Morrale**

Michael J. Clark  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

**MICHAEL A. SAVOKINAS, SHERIFF**  
**LUZERNE COUNTY**